

NGAWHA INNOVATION & ENTERPRISE PARK

INFORMATION FOR
PROSPECTIVE TENANTS

April 2023



PARK VISION

Ngawha Innovation & Enterprise Park is a new kind of business park. A collaborative community that is all about growing people, growing innovation and growing enterprise.

It is a place that connects local people, businesses and innovation to generate opportunities for all.

Through a circular economy ethos (creating value, regenerative resource use and zero waste), through relationships, shared work and values, and positive exchanges, a sense of whanaungatanga, or family, together we are creating a unique culture for success.







CORE CONCEPTS

Extracting more value from regional strengths

- Value added manufacturing and processing
- High value crops
- Value not volume
- Under utilised Māori land.

Targeted at employment outcomes

- Creating employment based on business needs – bespoke
- Building and recognising skills
- Equipping the workforce for future jobs
- On the job learning bringing trainers and facilitators on site.

Circular economy – sharing waste streams/by-products, dealing with waste on site

- Saves planet
- Saves business cost
- Adds to business imprimatur
- Working towards a sustainability rating for the Park.

Nurturing innovation

- Attracting R & D alongside business
- New and leading edge business
- Clustering activity e.g. natural products manufacturing.

ABOUT THE PARK

- Located approx 3km east of Kaikohe in the Mid North
- Greenfields development – 240ha total, 60ha set aside to protect wetlands and forests
- \$50m invested by the government and private sector in Stage 1 development
- Access to 750,000 m³ water from Matawii Dam for high volume users
- Discounted line charges and wholesale electricity from Top Energy's geothermal power
- Core infrastructure is in place and Stage 1 serviced platforms are ready for occupation
- Resource consents in place through Special Planning Zone
- Developed and managed by Far North Holdings Ltd.





In the Innovation Centre, Northland Inc offers the following:

- Shared and dedicated office space – hot desks
- Café
- Video conferencing, meeting and conference rooms
- Laboratory spaces.



IN THE HEART OF NORTHLAND





NGAWHA
INNOVATION
& ENTERPRISE
PARK

20 mins to Bay of Islands
Airport, Kerikeri.

1 hr 15 to Northport,
Marsden Point

Cape Reinga

Kaitaia

Kerikeri

Kaikohe

Whangārei

Marsden Point

Auckland

3.5 hours by road to
Auckland CBD, and
rail link from Whangārei
to Auckland.

MASTER PLAN





AREA SCHEDULE

Consented Platform Area	394,615m ²
Consented Building Area	10,006m ²
Consented Tunnel Area	163,847m ²
Future Development Platform Area	296,996m ²
Total Site Area:	2,605,190m²

KEY

- Areas currently leased/sold
- * Areas on Finger 3 are indicative only.
- Development Area (Platforms 1-36)
- Carpark / Yard / Road
- Outdoor Crop Zone >10degrees
- Native Species
- Existing Wetland Zone
- Dam / Reservoir / Stream / SW
- Dam Pipeline
- Irrigation Line
- Stream Catchments
- Stage 1 Planting
(Note: Stage 2: TBC once site seed collection/propagation complete - to enhance existing ecological zones)

ECOLOGICAL MAPPING

 Ecological Wetland	172,297m ²
 Ecological Riparian Buffer	164,166m ²
 Ecological Forest	83,440m ²
 Ecological Linkages	61,858m ²



WHAT'S ON OFFER AT THE PARK?



- Flexible lease or land purchase options
- Design and build packages
- Rent to purchase
- Equity partnerships (facilitated on case by case basis)
- All development contributions are paid
- No architect or design fees for concept plans and costing to allow you to assess the location and if it fits your business needs
- No project management costs
- Horticulture areas for covered and uncovered cropping, trial crops, nursery areas
- Services to support businesses including:
 - Industry clusters for manufacturing and production support and scale up natural products, food & beverage and other emerging businesses
 - Workforce development skills training and employment support
 - Onsite education and skills training providers.

WHAT'S ALREADY HERE?

- Kaikohe Berry Fruit Ltd
- Natural Products Cluster – 10-14 SME's producing cosmeceuticals and nutraceuticals
- Crops – peruperu (traditional Māori potatoes)
- Nursery areas – for coffee and native plants for planting eco sourced plants in the Park's landscaping
- Te Pukenga/ NorthTec – vocational training
- Regent Training Centre
- Innovation Centre – Northland Inc, Far North Holdings Ltd and others in co-working space.





WHAT'S COMING?

- Lab 2: available for small-scale bioactives/rongoā Māori manufacturing
- Shared Food Manufacturing Facilities – including bioactive extraction company that is bringing manufacturing and equipment for use by others
- Alternative building materials/systems – manufacturing and training
- Native timber kiln and manufacturing facility
- Fermentation & brewing cluster
- Active engagement with 80+ businesses over the past quarter.

NGAWHA & INNOVATION & ENTERPRISE PARK

WELCOMING PARK AND TENANT ENQUIRIES

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